WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	Highways, WSCC
DATE:	13/08/2025
LOCATION:	Craigwell, Old Salts Farm Road, Lancing, BN15 8JD
SUBJECT:	AWDM/0967/25 Demolition of existing single-storey dwelling and construction of new three-bedroom two-storey dwelling.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the demolition of an existing single-storey dwelling and construction of a new three-bedroom two-storey dwelling. The site is located on Old Salts Farm Road, an unclassified road subject to a speed restriction of 30 mph.

The existing access point on Old Salts Farm Road is to be relocated to facilitate access to a new driveway. From inspection of WSCC mapping, there are no apparent visibility issues with the proposed access location.

The proposed access works, including the closing off of the existing access, will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer. A suitably worded informative note is included below.

Regarding vehicle parking, a driveway and single-bay garage is proposed, and this would be considered suitable off-street parking provision to serve a dwelling of this size. In addition, the proposed garage is suitably sized to be considered for cycle parking also.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

Kyran Schneider
West Sussex County Council – Planning Services